



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £625,000

TENURE : FREEHOLD

Daneland, East Barnet, EN4

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 2

**4 BEDROOM TERRACED
HOUSE**

**ACCESSIBLE TO OAKLEIGH
PARK TRAIN STATION &
OAKWOOD TUBE STATION**

**EASY ACCESS TO EAST
BARNET & COCKFOSTERS
SHOPPING FACILITIES**

**NEAR TO EAST BARNET'S
SCHOOLS**

WESTERLY FACING GARDEN

CHAIN FREE

Mantlestates

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This 4-bedroom terraced house, located on Daneland in East Barnet, offers a practical and spacious living environment. The property includes one bathroom and two reception rooms, providing ample space for family living. The kitchen is fitted. The layout is designed to maximize space and functionality, with a convenient serving hatch connecting the kitchen to the dining area.

The living room is bright and airy, featuring a large bay window that allows natural light to flood the space. It is complemented by a traditional fireplace, adding a touch of character to the room. The dining room, with its direct access to the garden through sliding doors, offers a pleasant setting for meals and gatherings.

The westerly facing garden is a notable feature, providing a private outdoor space that is ideal for relaxation and outdoor activities. It includes a patio area, a well-maintained lawn, and a garden shed for additional storage. The gardens orientation ensures plenty of sunlight, making it a delightful space throughout the day.

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom features built-in wardrobes and a large window, enhancing the sense of space and light. The additional bedrooms offer flexibility for use as guest rooms, childrens rooms, or a home office. The bathroom is equipped with a bathtub, a pedestal sink, and a toilet, all finished in a clean, neutral style.

Parking is available at the front of the property, providing convenience for residents and visitors. The house is situated within easy reach of Oakleigh Park Train Station and Oakwood Tube Station, offering excellent transport links to central London and beyond. Local shopping facilities in East Barnet and Cockfosters are easily accessible, providing a range of amenities and services. The property is also close to several well-regarded schools, making it an appealing choice for families.

This chain-free property presents a great opportunity for buyers looking for a well-located and spacious home in East Barnet. Its proximity to transport links, shopping facilities, and schools, combined with its practical layout and outdoor space, make it a desirable option for a variety of buyers.

ENTRANCE HALL: 16' 03" x 5' 05" (4.95m x 1.65m)

Double-glazed window to front aspect, radiator, carpet, coving to ceiling, under-stairs storage cupboard, dado rail.

FRONT RECEPTION: 15' 05" x 12' 07" (4.70m x 3.84m)

Bay double-glazed window to front aspect, double radiator, carpet, picture rail, coving to ceiling, feature fireplace.

KITCHEN: 16' 10" x 6' 09" (5.13m x 2.06m)

16'10" x 6'09" > 4'06" Double-glazed window to rear aspect, dado rail, wall and floor standing kitchen units, stainless steel drainer with mixer tap, plumbed for dishwasher and washing machine.

LOBBY AREA: 2' 09" x 2' 09" (0.84m x 0.84m)

Double-glazed door to garden, door to WC.

WC: 3' 08" x 2' 08" (1.12m x 0.81m)

Double-glazed window to the side aspect, low-level flush water closet, wash hand basin.

REAR RECEPTION: 12' 05" x 11' 02" (3.78m x 3.40m)

Double-glazed sliding doors to garden, carpet, double radiator.

FIRST FLOOR LANDING: 9' 05" x 3' 03" (2.87m x 0.99m)

Dado Rail, carpet.

BATHROOM: 6' 08" x 5' 09" (2.03m x 1.75m)

Double-glazed window to rear aspect, low-level flush water closet, wash hand basin with mixer tap, panel bath with mixer tap & shower attachment, radiator.

FRONT BEDROOM (1): 15' 03" x 12' 01" (4.65m x 3.68m)

Bay double-glazed window to front aspect, carpet, wall-to-wall fitted wardrobe, radiator.

REAR BEDROOM (2): 12' 03" x 12' 02" (3.73m x 3.71m)

Double-glazed window to rear aspect, carpet, mirrored fitted wardrobes, radiator.

FRONT BEDROOM (3): 8' 01" x 5' 10" (2.46m x 1.78m)

Double-glazed window to front aspect, carpet, radiator.

LOFT LANDING: 2' 07" x 3' 05" (0.79m x 1.04m)

Double-glazed window to rear aspect, carpet.

LOFT BEDROOM (4): 14' 00" x 13' 10" (4.27m x 4.22m)

Double-glazed window to the rear aspect, carpet, storage into eaves.

GARDEN: 71' 00" x 18' 10" (21.64m x 5.74m)

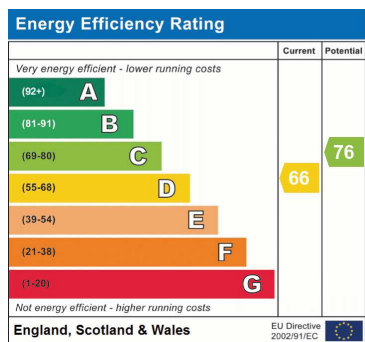
Westerly facing garden, patio area, mainly laid to lawn, garden shed.

FRONT GARDEN:

Off-street parking for up to 2 cars.







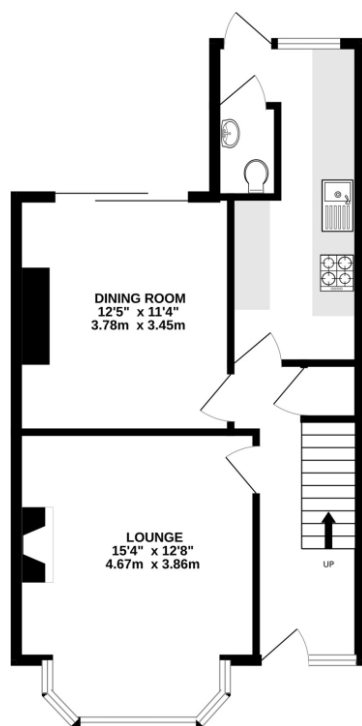
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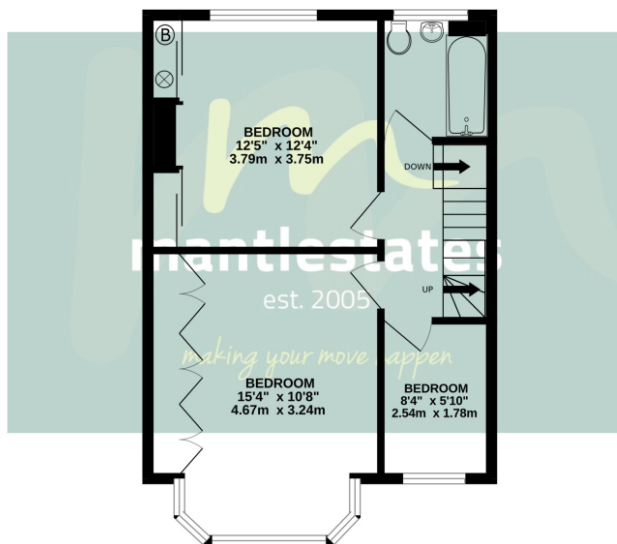
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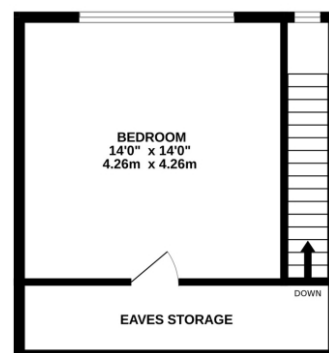
GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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